

Date 03/12/25

Job Number Lee 2020087

Assessment 1

**REQUIRED CHANGES HIGHLIGHTED**

| Unit/Number | Lot | DP    | Street           | Suburb   | Post Code | State |
|-------------|-----|-------|------------------|----------|-----------|-------|
| 32          | 53  | 12239 | Permanent Avenue | Earlwood | 2206      | NSW   |

## Floors

|           | Material         | Added Insulation | To Cantilever/Suspended | Floor Coverings |
|-----------|------------------|------------------|-------------------------|-----------------|
| Ground    | Waffle Pod 300mm |                  |                         | See note        |
| 1st Floor | Timber           | R2.5 Insulation  | Above Garage only       | R2.5 Insulation |

## Walls

|           | Colour | External Material         | Insulation    | Internal Material   | Internal Insulated |      |
|-----------|--------|---------------------------|---------------|---------------------|--------------------|------|
| Ground    | Dark   | Brick Veneer Timber frame | R2.5, air gap | Plaster Timber 90mm | L'dry, Pdr         | R2.5 |
| 1st Floor | Dark   | Brick Veneer Timber frame | R2.5, air gap | Plaster Timber 90mm |                    |      |
|           |        |                           |               |                     | Garage             | R2.5 |

## Ceilings

|           | Material             | Insulation to Roof Above | Roof      | Insulation | Material | Colour | Ventilated |
|-----------|----------------------|--------------------------|-----------|------------|----------|--------|------------|
| Ground    | Plaster Timber Frame | R6.0 R3.0 to Low Edge    | Ground    | Sarking    | Tiles    | Dark   | Yes        |
| 1st Floor | Plaster Timber Frame | R6.0 R3.0 to Low Edge    | 1st Floor | Sarking    | Tiles    | Dark   | Yes        |

## Glazing

**Please Refer to the NatHERS (or BASIX) Certificate for all external glazing. To comply you must use glazing with the same opening and frame type, the U value must be the same or lower and have an SHGC value within the range given. THE BELOW GLAZING NOMINATIONS ARE AN INDICATION ONLY PLEASE REFERENCE THE CERTIFICATE(S).**

| Supplier | Glazing Type Required | Location(s) of Glazing Required |
|----------|-----------------------|---------------------------------|
| Dowell   | Standard Single Clear | All Wet Areas                   |
|          | Low-e Double Glaze    | Throughout excluding wet areas  |

### Notes

- W8 to be a sliding window for increased ventilation

## Ceiling Fans

| Location                  | Fan Size |
|---------------------------|----------|
| Dining, Lounge & Bedrooms | 1200mm   |

## Water

| Landscape Area                                     | Low Water Area | Rain Water Tank, connected to. | Roof Area to Tank | Recycled Water, connected to. |
|----------------------------------------------------|----------------|--------------------------------|-------------------|-------------------------------|
| 201.73 m2                                          | 0 m2           | 3,000L Garden, WC, Laundry     | 200sqm            | No                            |
| Showerheads                                        | Toilets        | Kitchen Taps                   | Bathroom Taps     | Swimming Pool                 |
| 3 Star > 7.5 but less < or = 9.0 litres per minute | 4 Star         | 5 Star                         | 5 Star            | No                            |

## Energy

| Hot Water                 | Rating      | Air Conditioning                              | Other                |
|---------------------------|-------------|-----------------------------------------------|----------------------|
| Gas Instantaneous         | 6 Star      | Cooling 3.0 - 3.5 EER - Heating 3.0 - 3.5 EER | Outdoor Clothes Line |
|                           |             | Single Phase                                  |                      |
| Solar Photovoltaic System | Orientation | Cooking                                       |                      |
| Yes                       | 3.5 KW West | 22deg Gas Cooktop/ Electric Oven              |                      |

## Ventilation

| Laundry                              | Bathroom | Kitchen |
|--------------------------------------|----------|---------|
| Natural Ventilation- external window | Ducted   | Ducted  |

### Notes:

SITE:505.90sqm  
ROOF: 256.10sqm

- Flooring selection to be removed from plans in order to be assessed as default flooring as per NatHERS Technical Note.

The project has been assessed under the simulation method of the BASIX Protocol. Downlights fitted after the assessment must be IC Rated and non-ventilated.  
All new residential buildings must be constructed in accordance with Building BCA Part 3. 12. 1, Build Sealing BCA Part 3. 12. 3. Insulation must be installed in accordance with AS3995.